174.0	0008	0010.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	799,500 / 799,500
					USE VALUE:	799,500 / 799,500
					ASSESSED:	799,500 / 799,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
16		ARNOLD ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ZAGANJOR METI MUHAMED/ETAL
Owner 2:	ZAGANJOR ALEMA
Owner 3:	
Street 1:	16 ARNOLD ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	RICE LEWIS I -
Owner 2:	RICE DE HAAN JULIANA -
Street 1:	16 ARNOLD ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .136 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1921, having primarily Stucco Exterior and 2304 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 2 HalfBaths, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5911.000	402,300		397,200	799,500
Total Card	0.136	402,300		397,200	799,500
Total Parcel	0.136	402,300		397,200	799,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 347.01 | /Parcel: 347.01

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 116662

GIS Ref

GIS Ref

Insp Date 10/05/18

Parcel ID 174.0-0008-0010.0

!13588!

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	402,300	0	5,911.	397,200	799,500		Year end	12/23/2021
2021	101	FV	390,200	0	5,911.	397,200	787,400		Year End Roll	12/10/2020
2020	101	FV	396,900	0	5,911.	397,200	794,100	794,100	Year End Roll	12/18/2019
2019	101	FV	296,100	0	5,911.	391,500	687,600	687,600	Year End Roll	1/3/2019
2018	101	FV	296,100	0	5,911.	300,800	596,900	596,900	Year End Roll	12/20/2017
2017	101	FV	296,100	0	5,911.	283,700	579,800	579,800	Year End Roll	1/3/2017
2016	101	FV	296,100	0	5,911.	261,000	557,100	557,100	Year End	1/4/2016
2015	101	FV	288,900	0	5,911.	244,000	532,900	532,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	17:20:16

LAST REV

Date	Time
10/16/18	14:15:57
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13588

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
RICE LEWIS I	33064-556		6/15/2001		339,000	No	No		
LU ZHIJIAN	27297-286		5/15/1997		183,000	No	No		Y

USER DEFINED

Prior Id # 1:	116662
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/11/2005	593	Manual	3,400			G7	GR FY07	new basement slab
6/25/2002	481	Addition	97,500	O		G4	GR FY04	ADD 2ND FLOOR

ACTIVITY INFORMATION

Date	Result	By	Name
10/5/2018	MEAS&NOTICE	HS	Hanne S
1/17/2009	Meas/Inspect	345	PATRIOT
8/25/2001	MLS	MM	Mary M
1/20/2000	Inspected	264	PATRIOT
12/17/1999	Mailer Sent		
12/15/1999	Measured	163	PATRIOT
7/16/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5911		Sq. Ft.	Site		0	70.	0.96	6			Shape	-5					397,225						397,200	

Total AC/HA: 0.13570 | Total SF/SM: 5911 | Parcel LUC: 101 One Family | Prime NB Desc ARLINGTON | Total: 397,225 | Spl Credit | Total: 397,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	6 - Stucco		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1921	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:	1 - Drywall	50	%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	6 - Ceramic Tile	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:	1	Rating:	Average
OthrFix:	3	Rating:	Good

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.21573269
Const Adj.:	1.00188005
Adj $ / SQ:	158.342
Other Features:	96600
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	494203
Depreciation:	91922
Depreciated Total:	402281

COMMENTS

SOLD WITH 174-8-7B.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	2	Baths:	1	HB	1

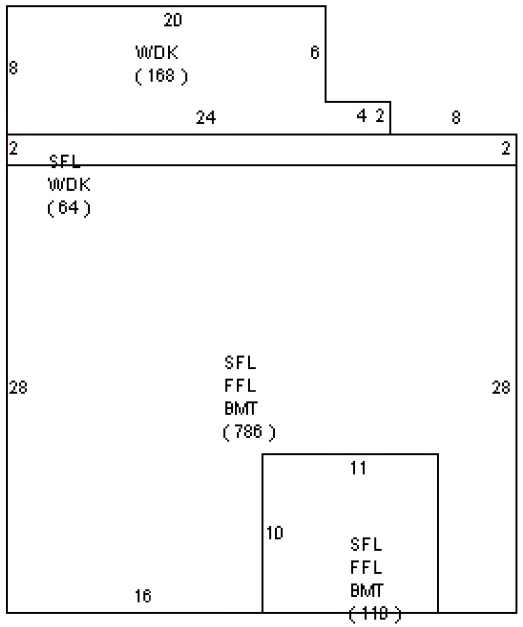
REMODELING

Exterior:	
Interior:	
Additions:	2002
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	
Totals			
1	6	2	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	174.18
Special Features:	0	Val/Su Net:	134.82
Final Total:	402300	Val/Su SzAd	216.76

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	960	158.340	152,009
BMT	Basement	896	62.940	56,395
FFL	First Floor	896	158.340	141,875
WDK	Deck	232	10.330	2,396

Net Sketched Area:	2,984			Total:	352,675
Size Ad	1856	Gross Area	2984	FinArea	2304

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	C	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

174.0-0008-0010.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	